



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-250: To amend and reordain Ord. No. 76-301-266, adopted Nov. 22, 1976, as previously amended by Ord. No. 87-265-259, adopted Dec. 21, 1987, Ord. No. 92-81-221, adopted Jun. 23, 1992, and Ord. No. 2018-052, adopted Mar. 26, 2018, which granted authorization for a special use of the property containing 7.564 acres located at the southwest corner of the intersection of Jahnke Road and Blakemore Road, to authorize the use of a portion of the existing shopping center to contain an automated teller machine with exterior access, under certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 4, 2021

PETITIONER

Whitehead & Chiocca Properties LLC

LOCATION

6315 Jahnke Road

PURPOSE

To amend and reordain Ord. No. 76-301-266, adopted Nov. 22, 1976, as previously amended by Ord. No. 87-265-259, adopted Dec. 21, 1987, Ord. No. 92-81-221, adopted Jun. 23, 1992, and Ord. No. 2018-052, adopted Mar. 26, 2018, which granted authorization for a special use of the property containing 7.564 acres located at the southwest corner of the intersection of Jahnke Road and Blakemore Road, to authorize the use of a portion of the existing shopping center to contain an automated teller machine with exterior access, under certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located in the R-3 Single-Family Residential District and the existing commercial uses are authorized by a special use permit. An automated teller machine is not a specified permitted use listed in the special use permit nor in the subsequent amendments; therefore, an amendment to the Special Use Permit is required.

Staff finds that the proposed drive through ATM is consistent with the recommendations of Richmond 300. The recommended land use is Community Mixed-Use. The proposed ATM is a personal service and is recommended as primary uses in the Community Mixed-Use land use category. The proposed use will be located in the parking area of a 7.56 acre property that contains a shopping center. Staff notes that the shopping center has abundant parking and that the proposed ATM and drive aisle would eliminate only 11 parking spaces.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit.

FINDINGS OF FACT

Site Description

The subject property is a 7.56 acre property and contains the Parkway Shopping Center. City records note that the structure was built in 1979 and that the condition of the improvements are normal for its age.

Proposed Use of the Property

The proposed Special Use Permit would allow for the construction of a new freestanding ATM and drive aisle dwelling on a site area of approximately 1,200 square feet within a 7.56 acre property. The use will eliminate 11 of 292 parking spaces provided on the property.

Master Plan

The Richmond 300 Master Plan recommends Community Mixed-Uses for the subject property. This designation is described as a cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.

Development Style: The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be of alleys whenever possible; new driveways are prohibited on priority and principal streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged.

Intensity: Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Single-family houses, institutional, and government.

Zoning and Ordinance Conditions

The subject property is located in the R-3 Single-Family Residential District and the existing commercial uses are authorized by a special use permit. An automated teller machine is not a specified permitted use listed in the special use permit nor in the subsequent amendments; therefore, an amendment to the Special Use Permit is required.

If adopted, the Special Use Permit would be amended to include the following conditions on the properties:

An automated teller machine with exterior access may be constructed and operated within a portion of the property known as 6315 Jahnke Road and identified as Tax Parcel No. C005-0603/037 as shown in the 2021 records of the City Assessor, substantially as shown on the plans entitled “Jahnke Road Offsite, 6315 Jahnke Road, Richmond, VA 23225,” prepared by Security Vault Works, dated July 30, 2020, and last revised November 10, 2020, and “P7596 ATM Offsite Jahnke, 6315 Jahnke Rd, Richmond, VA 23225,” prepared by American / Interstate Signcrafters and dated July 30, 2020, hereinafter referred to, together, as the “ATM Plans,” copies of which are attached to this amendatory ordinance. Signage pertaining to the automated teller machine shall be limited to the wall signs and freestanding signs substantially as shown on the ATM Plans.

The required number of parking spaces for the shopping center shall be as specified in Section 30-710.1 of the Code of the City of Richmond [~~(2015)~~] (2020), as amended. This parking requirement may be reduced by 11 parking spaces if the automated teller machine with exterior access is installed as shown in the ATM Plans. All parking areas, access aisles and driveways shall be paved with a dust free, all-weather surface. Parking spaces shall be delineated on the pavement surface.

Surrounding Area

The properties abutting to the east and west contain commercial uses. Abutting to the south is multifamily housing and these properties are located in the same R-3 Single-Family Residential district as the subject property. Across Jahnke Road to the north is the Lucille Brown Middle School on property zoned R-2 Single-Family Residential District.

Neighborhood Participation

Staff notified area residents and property owners. The property is not within the boundary of a neighborhood civic association.

Staff Contact: David Watson, Senior Planner, PDR, Land Use Administration, 804-646-1036